

COMPOUNDING BYE LAWS

The Guiding Principles for Composition of Offences Under Section

1. Offences committed by the following, shall not be compounded:
 - (a) Development in violation of the proposals of the Master Plan and Zonal Plans.
 - (b) Development of land which is either wholly or partly, a public premise as defined in The Public Premises (Eviction of Un-authorized Occupants) Act, 1972.
 - (c) Construction within the prescribed front open space (setback).
 - (d) On the first floor of constructions within the prescribed side and rear open spaces (Setbacks) which have been compounded earlier.
 - (e) If the FAR of the construction exceeds the prescribed FAR by more than 20%
 - (f) Construction exceeding the prescribed height of a building by more than 2m.

2. For carrying out of development without obtaining prior permission of the CEO, or when the development is not in accordance with sanctioned plan, in such a way that the BBL-2016 and the bye-laws are not contravened, the offence may be compounded after charging the composition fee at the following rates:

(a) Development of land	Rs. 100 per sqm of the area under development.
(b) Erection, re-erection, addition or alteration or a building.	Rs. 200 per sqm of the covered area erected, re-erected, added or altered.
(c) Construction of boundary wall.	Rs. 100 per running metre.

3. For carrying out development either without prior permission of the Managing Director or in contravention of the sanctioned plans, in such a way that the provisions of the Act(BBL-16) or the bye-laws have been contravened, the offence may be compounded after charging the composition fee at the following rates:-

(a) Development of site	Rs 200 per sqm of the Area under development.
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(This composition fee shall be in addition to the development charges livable under BUILDING PERMIT BYE LAWS of this BBL-16 or cost of development recoverable under any other provision of this BBL-16 or bye-laws.)

(b) Construction within side open space (setback)	Rs. 5000/- per sqm. Of the covered area subject to the minimum of Rs. 4,00,000/-
(c) Construction within the rear open space (setback)	Rs. 4000/- per sqm of the covered area subject to minimum of

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| (d) | If the plot coverage is more than prescribed. | Rs. 3,00,000/-
Rs. 3000/- per sqm of the area exceeding the prescribed limit. |
| (e) | If the FAR is more than prescribed. | Upto 10%, Rs. 10000/- per sqm of the covered area, above 10% but below 20% Rs. 20,000/- per sqm of the covered area. |
| (f) | If the clear height inside the room is less than the prescribed. | Rs. 2400/- per sqm of the area of the room. |
| (g) | Construction of a boundary wall | Rs. 500/- per running metre. |
4. Composition fees for height exceeding 21.0m upto 23.0m. (Max.). @Rs. 200/- per sq.m. on the covered area of the raised portion.
 5. Max. compoundable height of boundary wall-2.5m.
 6. Composition fee for carrying out construction work without applying for approval from SIDA.
Plot area upto 2000 sq.m. – Rs. 50,000/-
Above 2000 sq.m. – Rs. 1,00,000/-
 7. Composition fee for truss roof above 15m upto 17m (maximum) @ Rs. 100/- sq.m on covered area of the raised portion.
 8. Compounding of other setbacks (Adjacent to the main building):
Front setback : Not allowed
Side and Rear setbacks: Upto 10% area of permissible ground coverage.
 9. If the development has been carried out without submission of map application as per bye-laws, the prescribed map application fee and development charges shall also be levied in addition to the composition fees as prescribed in bye-laws for composition of offences.
 10. If the offence is committed by carrying out unauthorized development which falls in more than one type as indicated in foregoing bye-laws, the composition fees may be charged separately for each type of unauthorized development.
 11. For development in and within 100 meters of the old village abadis, the rates of composition fee will be half of those prescribed in foregoing bye-laws.
 12. The rates of composition fees as laid down in foregoing bye-laws are only for general guidance and SIDA or the officer empowered for the purpose shall have full discretion on the levy of the composition fees.
 13. For the matters not specified in foregoing bye-laws SIDA or the officer empowered for the purpose, may determine the composition fees at the rates which in his discretion are appropriate, reasonable and just.

14. It shall be on the discretion of CEO/SIDA to permit compounding. Before permitting/compounding, the neighbor shall be given an opportunity to oppose the compounding process.

REVALIDATION FEES

1. The revalidation fee of a Residential building permit shall be 10 per- cent of the original building permit fee paid with the application, if the application is made within the period of validity of the building permit. Otherwise, the process starts afresh with all fees liveable at extant rates. In case the building is under construction as per sanctioned plans and the application is made after the validity period, the revalidation fee shall be the original building permit fee.